

Minutes of the Redevelopment Agency of Murray City held Tuesday, June 13, 2006 in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Attendance:	Shannon Jacobs	Tim Leffel
Jim Brass	Jan Wells	Jamie VanBever
Krista Dunn	Keith Snarr	Ty Thomas
Robbie Robertson	Josh Yost	Jennifer Brass
Jeff Dredge	Bob Springmeyer	Michael Brodsky
Pat Griffiths	Jay Bollwinkel	

1. Approval of Minutes of minutes for May 9, 2006 and May 15-16, 2006.

Approval of minutes was postponed until the next meeting to allow Redevelopment Agency Board members time for review.

2. Consider a resolution to adopt fiscal year 2006-2007 final RDA Budget.

Keith Snarr reviewed the RDA budget. The budget is \$840,000. Most of that is obligated for the payment of bonds. \$92,000 has been earmarked for the Fireclay Project Area.

Frank Nakamura reviewed that the RDA budget was part of the budget finance committee review and went through all the public hearings, was part of the tentative budget and also was available for the public hearing on June 6, 2006.

Motion by Krista Dunn
Seconded by Jeff Dredge

5 Ayes
0 Nays

3. Discuss scope of work for redevelopment agency consultant contract for the Economic Development Team.

Keith Snarr distributed the articles of incorporation for the Economic Development Team to the Redevelopment Agency Board. This entity will be the entity with which the Redevelopment Agency will enter into contract. Also included in the packet distributed to the Board members was a draft copy of a professional services contract that was prepared by Soren Simonsen. Keith Snarr will work with Frank Nakamura to revise the contract into an acceptable document.

Frank Nakamura expressed that the contract needed more definition of scope of services. He reviewed that Keith Snarr had prepared some suggested provisions to the scope of services, but that staff desires input from the Board members. The

agreement will be a scope of services than what appears in the draft document. The scope of services will include very specific tasks, and task orders will be prepared and have a not to exceed amount for each task. He reiterated the important of defining the scope of services with more specificity beyond those presented in the draft agreement.

Keith Snarr informed the Board that draft scope of services has been shared with the consulting team which has generally concurred with the items listed. He expressed desire to ensure that all of the Boards desires were included in the contract. Keith asked the members of the Board for their comment.

Frank Nakamura stated that he had added a few items to the list of tasks including: assist the RDA with compliance with the RDA laws; assist the RDA with owner participation agreements, assist in the preparation of development agreements, and assistance in review of the transit oriented development ordinance.

Jeff Dredge discussed a meeting held in Las Vegas at the ICSC trade show with representatives of Stainback Public Private Real Estate at which Jim Brass, Krista Dunn, Jeff Dredge, Keith Snarr and Mayor Dan Snarr were present. He asked the Board members if they wanted to discuss that group playing a further role in assisting the Redevelopment Agency, especially in the area of finance, and how that impacts the agreement with EDT.

Jim Brass asked the members of EDT present to review their competency in the financial aspects of the redevelopment project.

Bob Springmeyer replied that finance is one of the services that were proposed and is one of their strengths. He stated that EDT would not oppose brining in another outside consultant, particularly one that brings some perspective on public/private partnerships. He mentioned that he works closely with ERA out of Los Angeles when there is a need for a national perspective.

Jim Brass asked for comments from the members of the Board.

Krista Dunn reviewed the meeting with SPPRE at ICSC. She stated that she was very impressed with their ideas and skills in developing financing means for public/private partnerships. She expressed that she likes the idea of enlisting SPPRE in that capacity.

Jeff Dredge expressed his interest in the proposal by SPPRE to scale their fee based on performance. He further expressed that an important issue is to avoid a duplication of effort between the two teams. He asked the Board members what is the best way to find out where the line is drawn between the services of the two groups.

Jim Brass reviewed that fully half of the 17 step process presented by SPPRE deal with financial aspects of public private partnerships. He expressed that he felt that EDT is capable of handling everything else.

Jeff Dredge suggested having a meeting or conference call with the RDA Board, EDT and a representative from SPPRE to discuss the division of labor. He asked the members of EDT if they would be opposed to such a meeting.

Bob Springmeyer replied that he felt that would be very productive.

Jim Brass asked the members of the Board for comments and concerns regarding the rest of the scope of work.

Frank Nakamura suggested adding coordination with other governmental entities to the scope of work. He reviewed for the Board that staff would complete the revision of the contract and present it to the Board at the next meeting.

Pat Griffiths asked about coordination with Salt Lake County concerning developing of County land bordering the project area.

Keith Snarr informed the Board the he would be addressing the Millcreek Township Planning Council on Wednesday, June 14, at 8:00, concerning the Fireclay Redevelopment Project Area.

Pat Griffiths asked if the task to assist with owner participation agreements would include assistance with relocation assistance agreements.

Frank Nakamura reviewed that without eminent domain relocation assistance is not mandatory and that any task would be performed at the direction of the board.

Jeff Dredge asked about inquiries that have been received by the RDA from property owners and tenants concerning relocation assistance funds and that the RDA has responded that there are no funds available. He continued and reviewed that in a recent email the RDA was asked to consider giving relocation funds to another entity. He expressed concern that the RDA sends a consistent message concerning relocation funds.

Keith Snarr stated that there are relocation funds in the budget; and while it is true that there are not relocation expenses triggered by eminent domain, relocation to help move a party is probably a viable thing. The question he has concerning the mining equipment is that they are leases and do they have any standing? This is something on which the consultant team will give professional advice and that the board will have to review in the future.

Frank Nakamura clarified that relocation assistance is mandatory when eminent domain is used, and that any other use of those funds is discretionary.

Jim Brass expressed desire to delineate the process.

The meeting was adjourned.